



**ASSURED
RESIDENTIAL**

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**116C Earlsdon Avenue South
Coventry, CV5 6DN**

£725 Per Month

An individually designed purpose built two bedroom top floor apartment located in the heart of Earlsdon, just to the west of Coventry City centre and within easy access of the local shops, amenities and transport. The accommodation comprises entrance hall, lounge, kitchen with modern fitted units, built in gas hob, electric oven and fridge/freezer with archway opening to the dining area, two good sized double bedrooms and a bathroom with shower. The property has new uPVC framed double glazed windows to the front and gas fired central heating. Offered on an UNFURNISHED basis and AVAILABLE NOW.



The property is approached through a hedged garden area leading to the secure front entrance door which opens into a shared hall and stairs leading to the second floor landing for the sole use of the apartment.

ENTRANCE HALL

16'2" x 2'11" (4.93 x 0.89)

Hardwood entrance door opening into the hallway with Amtico flooring and single panel radiator.

LIVING ROOM

12'8" x 10'10" (3.86 x 3.30)



With a recently fitted uPVC framed double glazed box bay window looking out to the front of the building with fitted blinds and continuation of the Amtico flooring. Single panel radiator.

KITCHEN

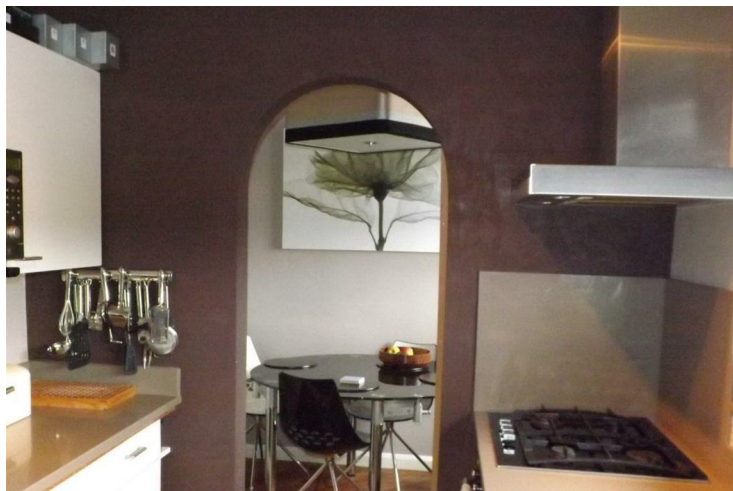
6'7" x 9'8" (2.01 x 2.95)



Having modern white gloss finish units with Silestone granite worktops with inset sink/drain, Siemens gas hob and built in oven with extractor, a fridge/freezer and space for a washing machine (not provided). Hardwood framed double glazed window to the rear with fitted blinds and Amtico flooring. An open archway leads to the

DINING ROOM

6'5" x 7'5" (1.96 x 2.26)



With continuation of the Amtico flooring, hardwood double glazed window to the rear with fitted blinds and single panel radiator.

FRONT BEDROOM

13'6" x 10'10" (4.11 x 3.30)



Having a recently fitted uPVC framed double glazed box bay window looking out to the front of the building with fitted blinds, carpet and single panel radiator.

REAR BEDROOM

10'4" x 10'10" (3.15 x 3.30)



Having a hardwood framed double glazed window to the rear with fitted blinds, carpet and single panel radiator.

BATHROOM

6'0" x 7'4" (1.83 x 2.24)



Having a modern white suite with mains connected shower over the bath, ceramic tiled floor, single panel radiator and airing cupboard housing Vaillant combination boiler.

SHARED REAR GARDEN

Occupiers have the right of access to the shared rear garden.

PARKING

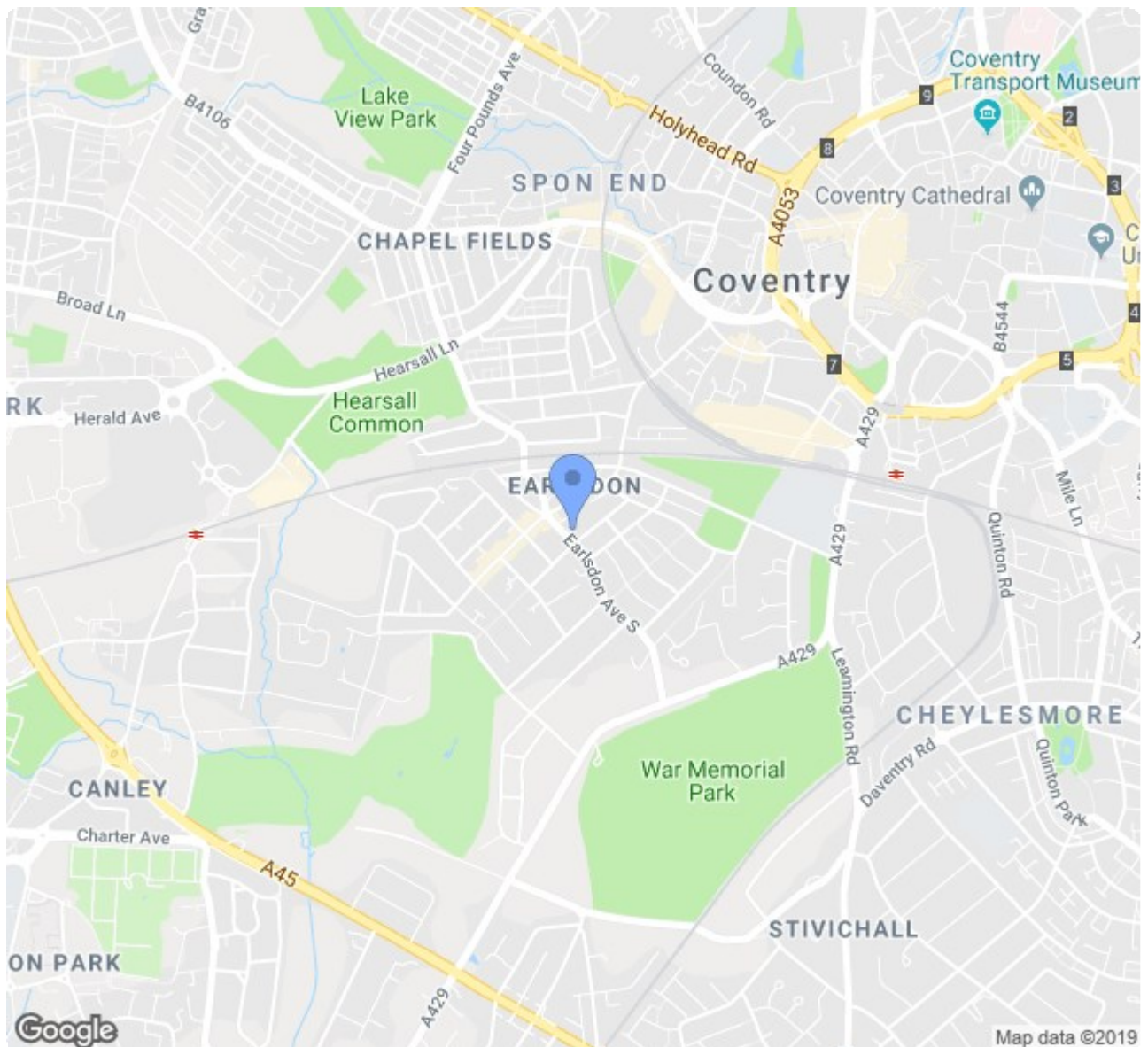
On street parking is available with the benefit of a Residents' Parking Permit Scheme overseen by Coventry City Council:

http://www.coventry.gov.uk/info/117/parking/2507/cheylesmore_and_earlsdon_residents_parking_scheme

COUNCIL TAX

Band A





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	80
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.